



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum - Update

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board
From: Jennifer Raitt, Secretary Ex Officio
Subject: Environmental Design Review, Docket #3646
1416-1420 Massachusetts Avenue
Date: April 6, 2021

This memo is provided as an update to the previous memos provided on February 17 and March 11, 2021. The materials provided for the continued public hearing are responsive to the ARB's comments regarding the façade of the proposed building. The Applicant is providing two options that reflect the surrounding neighborhood context as requested by the ARB. The materials provided include:

- Cover letter to Erin Zwirko, dated April 1, 2021;
- Narrative regarding Citizens Bank design, prepared by BKA Architects, dated April 1, 2021;
- Architectural Elevations, Option 1, prepared by BKA Architects dated March 31, 2021; and
- Architectural Elevations, Option 2, prepared by BKA Architects dated March 31, 2021.

The Applicant consulted with the Town Engineer, who indicated that the proposed project does not trigger the Town's stormwater review.

Should the Board make a decision on the EDR application, the following findings and conditions are recommended:

Findings

1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

General Conditions

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board at the time when future operators are identified. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
6. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
7. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.